116.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,900 / 706,900
					USE VALUE:	706,900 / 706,900
					ASSESSED:	706,900 / 706,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CYPRESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NORRIS JOHN & MARION/ TRUSTEES
Owner 2:	NORRIS REVOCABLE TRUST
Owner 3:	
Street 1:	15 CYPRESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NORRIS JOHN R -
Owner 2:	-
Street 1:	15 CYPRESS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,740 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Stucco Exterior and 2028 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4740.000	312,100	1,300	393,500	706,900
Total Card	0.109	312,100	1,300	393,500	706,900
Total Parcel	0.109	312,100	1,300	393,500	706,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.50 | /Parcel: 348.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	74868
GIS Ref	
GIS Ref	
Insp Date	11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0006-0015.0

!9049!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,100	1300	4,740.	393,500	706,900	706,900	Year End Roll	12/18/2019
2019	101	FV	249,800	800	4,740.	387,900	638,500	638,500	Year End Roll	1/3/2019
2018	101	FV	249,800	800	4,740.	298,000	548,600	548,600	Year End Roll	12/20/2017
2017	101	FV	249,800	800	4,740.	281,100	531,700	531,700	Year End Roll	1/3/2017
2016	101	FV	249,800	800	4,740.	258,600	509,200	509,200	Year End	1/4/2016
2015	101	FV	234,300	800	4,740.	241,700	476,800	476,800	Year End Roll	12/11/2014
2014	101	FV	234,300	800	4,740.	222,600	457,700	457,700	Year End Roll	12/16/2013
2013	101	FV	234,300	800	4,740.	222,600	457,700	457,700		12/13/2012

PRINT

Date	Time
12/10/20	23:34:09

LAST REV

Date	Time
09/03/19	14:59:40
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9049

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORRIS JOHN R,	72600-196	1	5/15/2019	Convenience	1	No	No		
	13182-194		5/1/1977		35,000	No	No		Y

USER DEFINED

Prior Id # 1:	74868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/1997	179	Manual	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	TTL REFUSAL	HS	Hanne S
2/27/2009	Meas/Inspect	372	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4740		Sq. Ft.	Site		0	70.	1.19	6									393,541						393,500	

Total AC/HA:	0.10882	Total SF/SM:	4740	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	393,541	Spl Credit		Total:	393,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.16764939
Const Adj.:	0.99693000
Adj $ / SQ:	122.227
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383397
Depreciation:	71312
Depreciated Total:	312085

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

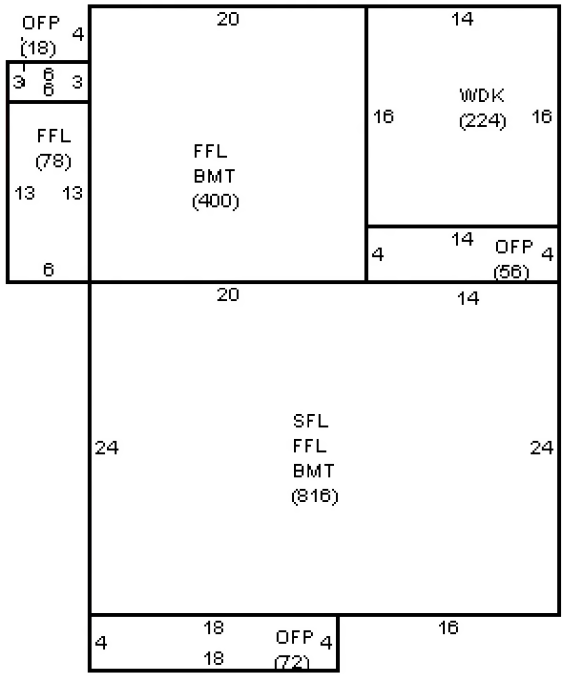
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	122.23
Special Features:	0	Val/Su Net:	86.36
Final Total:	312100	Val/Su SzAd	153.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,294	122.230	158,161
BMT	Basement	1,216	36.670	44,588
SFL	Second Floor	734	122.230	89,763
WDK	Deck	224	10.430	2,337
OFP	Open Porch	146	27.720	4,047
Net Sketched Area:		3,614	Total:	298,896
Size Ad	2028.3999	Gross Are	3696	FinArea 2028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	15	A	AV	2000	58.33	T	15.2	101			700			700
19	Patio	D	Y	1	10X14	A	AV	2010	4.93	T	7.2	101			600			600

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300